

**Real Property Committee Minutes**  
May 5, 2022

The Real Property Committee held a Special Meeting on Thursday May 5, 2022 at 10 am via Zoom.

Present: Helen Garten, Martin Fox

The Committee considered the following questions regarding the proposed lease of the field house at 170 Riverside Avenue to the Police Athletic League:

*1. Is leasing the property to PAL preferable to alternative dispositions?*

The Committee noted that PAL has occupied the field house for decades in connection with its use of the adjacent playing fields; the location of the property within school grounds makes subdivision and sale as a separate lot undesirable; PAL provides a service to Westport youth and adults and works closely with the Parks & Recreation Department. The lease permits the Town to reclaim the property upon 18 months' notice should it be needed for other purposes in the future. Therefore, the lease to PAL is preferable to alternatives.

*2. Is the proposed rent appropriate?*

The Committee noted that proposed rent of \$1 per year is comparable to rent charged by the Town to other not for profits. The lease requires PAL to maintain the premises at its expense. Since the field house is in poor condition, PAL's intention is to improve the premises, which will increase the value of the property and address longstanding neighborhood concerns. Therefore, taking into account the investment PAL will make in the property, the proposed rent is appropriate.

The meeting adjourned at 10:15 am.

Submitted by Helen Garten, Chair Real Property Committee